111.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,300 / 683,300
					USE VALUE:	683,300 / 683,300
					ASSESSED:	683,300 / 683,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORRIS JENNIFER B
Owner 2:	MONKS FLYNN
Owner 3:	
Street 1:	14 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NORRIS JENNIFER B -
Owner 2:	-
Street 1:	14 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2052 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5277.000	298,700		384,600	683,300
Total Card	0.121	298,700		384,600	683,300
Total Parcel	0.121	298,700		384,600	683,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.93 /Parcel: 332.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70862

GIS Ref

GIS Ref

Insp Date 09/26/18

!8656!

PREVIOUS ASSESSMENT

Parcel ID 111.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,700	0	5,277.	384,600	683,300		Year end	12/23/2021
2021	101	FV	289,700	0	5,277.	384,600	674,300		Year End Roll	12/10/2020
2020	101	FV	289,700	0	5,277.	384,600	674,300	674,300	Year End Roll	12/18/2019
2019	101	FV	239,300	0	5,277.	379,100	618,400	618,400	Year End Roll	1/3/2019
2018	101	FV	247,000	0	5,277.	291,200	538,200	538,200	Year End Roll	12/20/2017
2017	101	FV	247,000	0	5,277.	274,700	521,700	521,700	Year End Roll	1/3/2017
2016	101	FV	247,000	0	5,277.	252,700	499,700	499,700	Year End	1/4/2016
2015	101	FV	233,500	0	5,277.	236,200	469,700	469,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:41:18

LAST REV

Date	Time
02/11/21	17:49:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8656

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORRIS JENNIFER	76615-537	1	1/5/2021	Convenience	1	No	No		
NORRIS JENNIFER	68213-144		10/17/2016	Convenience	10	No	No		
NORRIS JENNIFER	68213-137		10/17/2016	Convenience	10	No	No		
ENG DAVID	48404-287		10/30/2006		470,000	No	No		
SMITH CHRISTOPH	40568-140		8/22/2003		430,000	No	No		
MC DONALD EDWAR	33295-93		7/20/2001		359,000	No	No		
	18898-113		3/1/1988		185,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2017	110	Foundati	87,500	O				underpin basmt and

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	189	PATRIOT
2/13/2007	MLS	MM	Mary M
2/15/2004	MLS	HC	Helen Chinal
10/9/2001	MLS	MM	Mary M
3/20/2000	Inspected	264	PATRIOT
2/3/2000	Measured	197	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70862
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5277		Sq. Ft.	Site		0	70.	1.04	6			Road Co	-5					384,577						384,600	

Total AC/HA:	0.12114	Total SF/SM:	5277	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,577	Spl Credit		Total:	384,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99186128
Adj $ / SQ:	174.072
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405779
Depreciation:	107126
Depreciated Total:	298653

COMMENTS

UNPAVED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

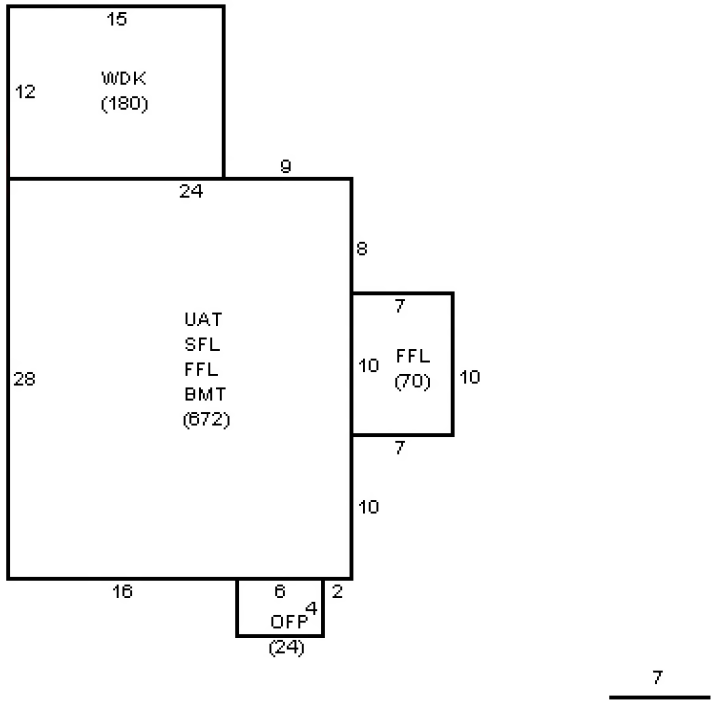
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.07
Special Features:	0	Val/Su Net:	121.52
Final Total:	298700	Val/Su SzAd	211.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	742	174.070	129,161
BMT	Basement	672	75.980	51,060
SFL	Second Floor	672	174.070	116,976
WDK	Deck	180	11.460	2,063
UAT	Upper Attic	168	121.850	20,471
OFP	Open Porch	24	43.640	1,047

Net Sketched Area:	2,458	Total:	320,778
Size Ad	1414	Gross Area	2962	FinArea	2052
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

111.0-0005-0004.0

IMAGE

AssessPro Patriot Properties, Inc